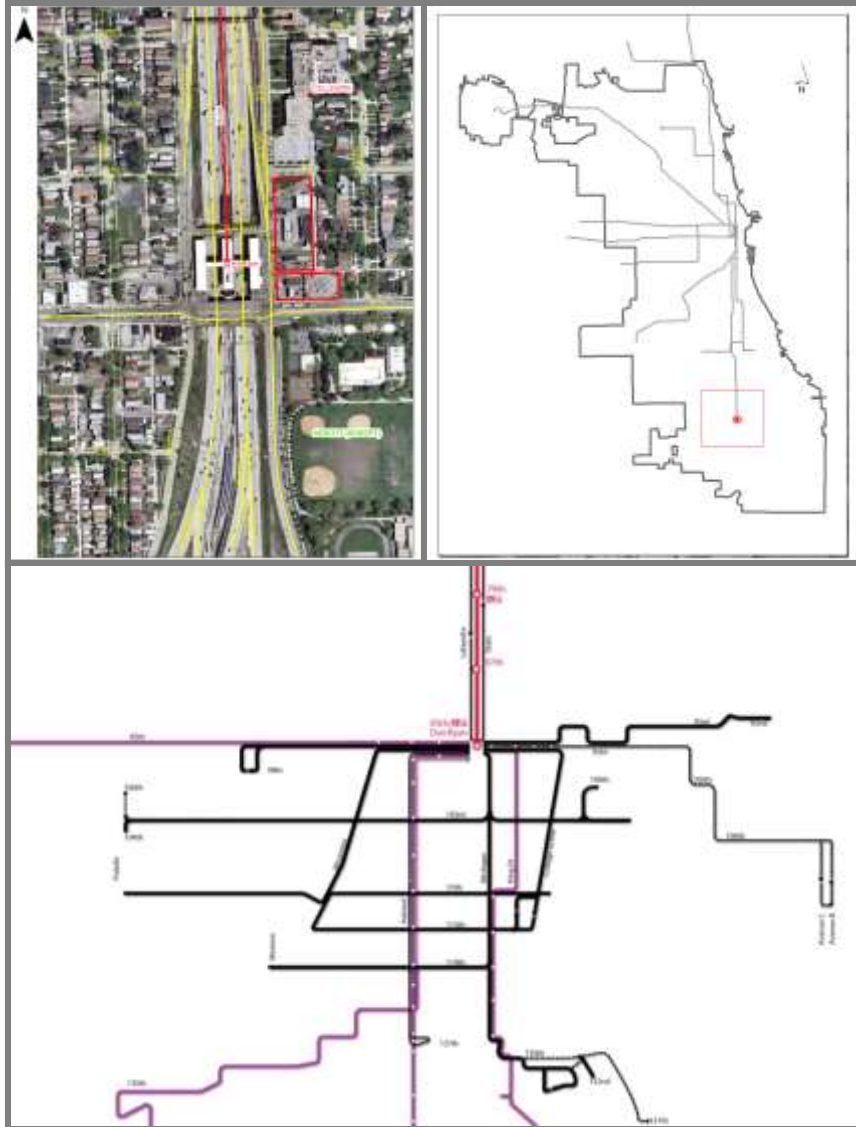


95TH STREET / DAN RYAN TERMINAL IMPROVEMENT PROJECT

**2014 FTA REAL ESTATE WORKSHOP
NATIONAL HIGHWAY INSTITUTE
ARLINGTON, VA
MAY 19 – 21, 2014**



95TH STREET / DAN RYAN TERMINAL IMPROVEMENT PROJECT



SERVED BY:

- CTA Red Line Train (40% of CTA Rail Ridership, 24 Hour Service)
- 13 CTA Bus Routes
- 5 Pace Suburban Bus Routes
- 10 Greyhound & Indian Trail Intercity Buses
- Paratransit (ADA) Service
- The most number of bus routes serving any rail station on CTA system
- More than 1,000 CTA and Pace bus trips are made to/from the terminal daily

USED BY:

- About 20,000 average weekday customers
- High minority (99%), below poverty line (17%), and transit dependent population (18%) live within one mile of the station
- About 300,000 people live within one-half mile of the CTA bus routes serving the station



Existing Conditions

Bus Operations

- Insufficient number of bus bays for routes currently being served
- Absence of separate boarding and alighting areas creates congestion
- Spacing between bus bays is insufficient



Pedestrian Circulation

- No direct access from 95th Street
- Small pedestrian islands and narrow side walks restrict flow
- Limited space for high volume of riders and buses

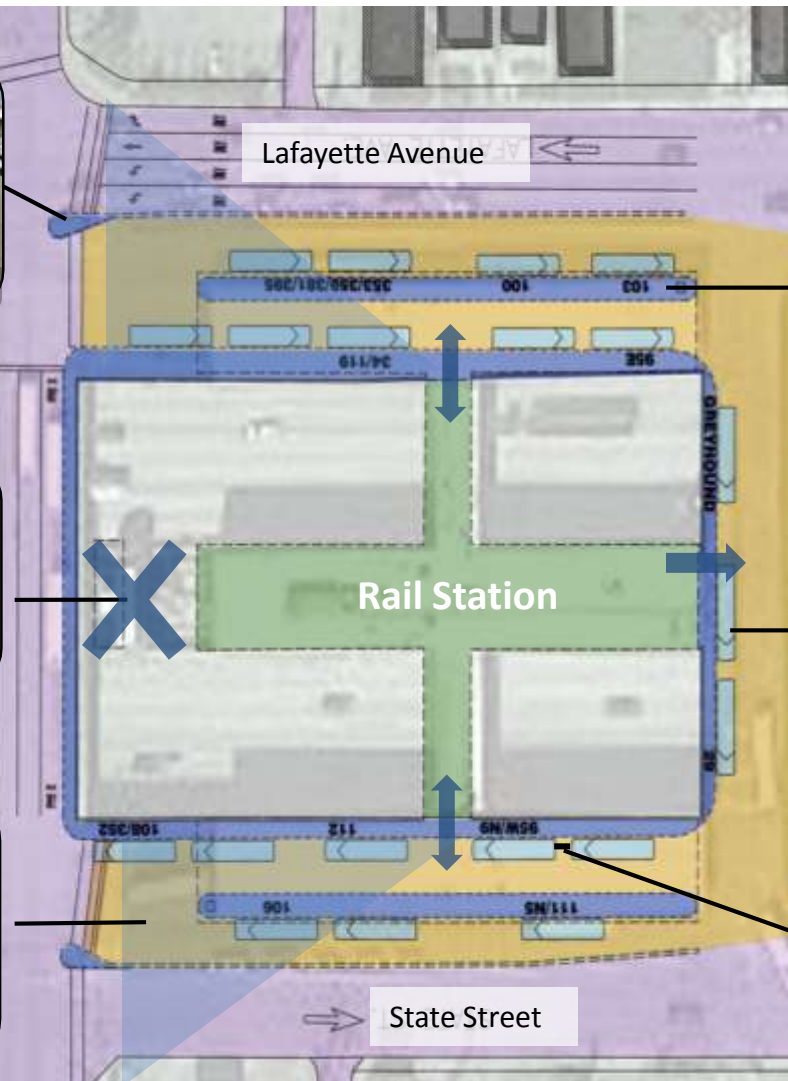
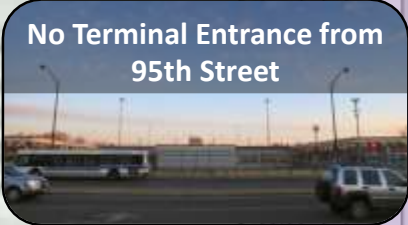


Other Issues

- No paratransit pick-up/drop-off space
- No Kiss-n-Ride facility
- No Park-n-Ride facility
- Significantly constrained office and utility space



EXISTING DESIGN



LONG TERM VISION

Bus Operations

- Improve safety and efficiency of bus operations
- Eliminate delays due to congestion

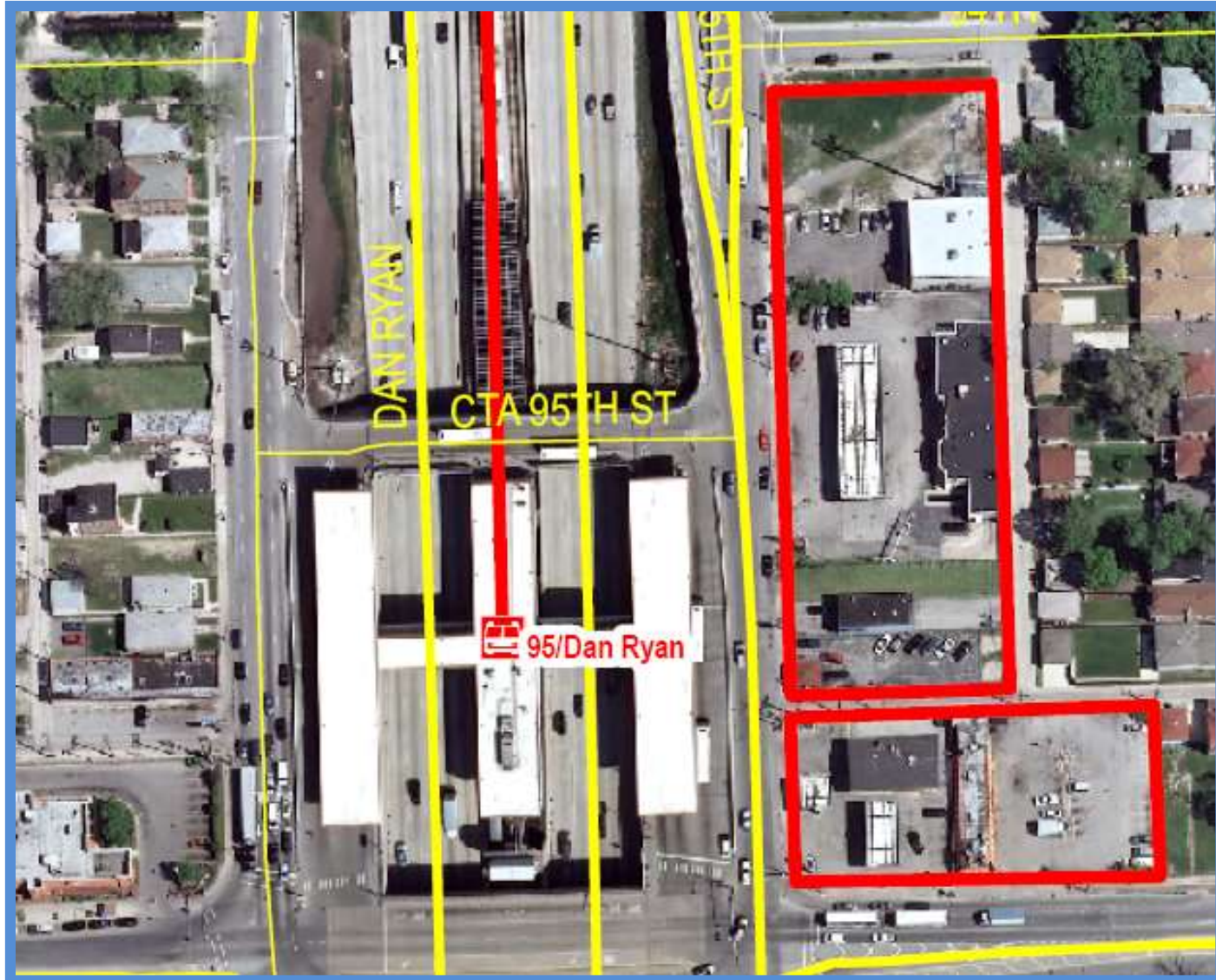
Pedestrian Circulation

- Improve pedestrian safety
 - Separate pedestrian and vehicular flow
 - Wider waiting and boarding areas
- Separate boarding and alighting
- Enhance visibility, connectivity, and accessibility

Other Goals

- Improve access to the terminal via different modes
- Improve internal station space and add amenities
- Enhance customer comfort

95TH & STATE ACQUISITION PARCELS





Looking East from State Street

PARCEL 1

9401- 9407 S. State Street

PINs: 25-03-321-001, 25-03-321-002, 25-03-321-042



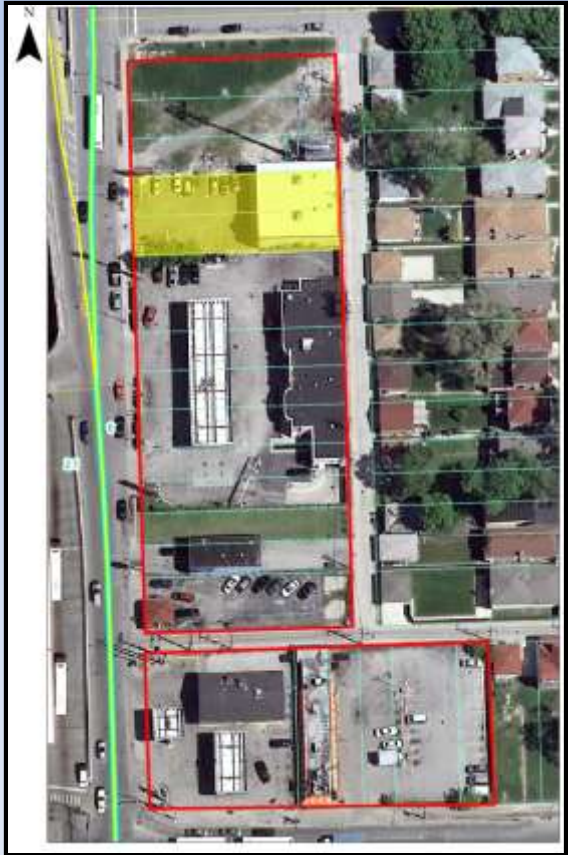


Looking East from State Street

PARCEL 2

9411- 9415 S. State Street

PINs: 25-03-321-004 and 25-03-321-005



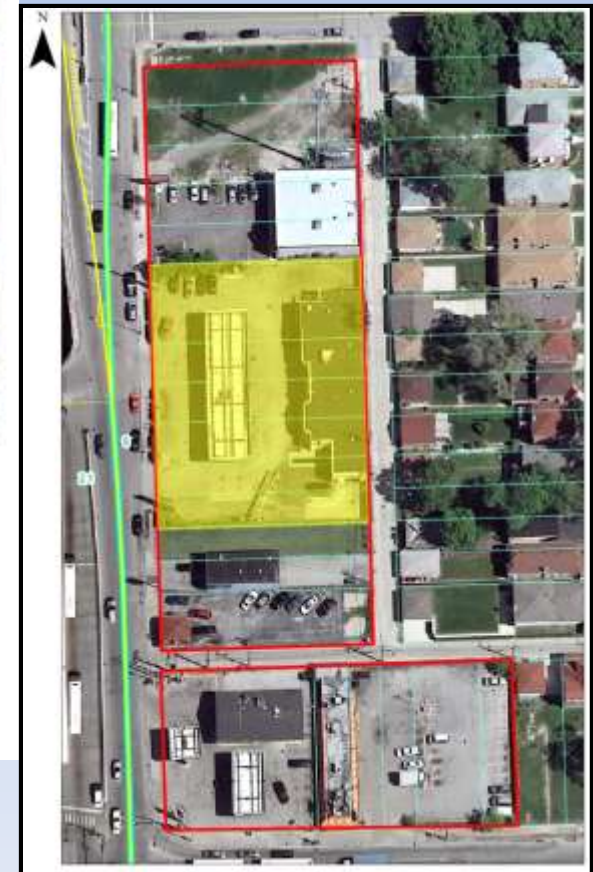


PARCEL 3

9417- 9433 S. State Street

PINs: 25-03-321-006, 25-03-321-007, 25-03-321-008

25-03-321-009, 25-03-321-010 and 25-03-321-011





Looking East from State Street

PARCEL 4

9435 S. State Street

PIN: 25-03-321-012



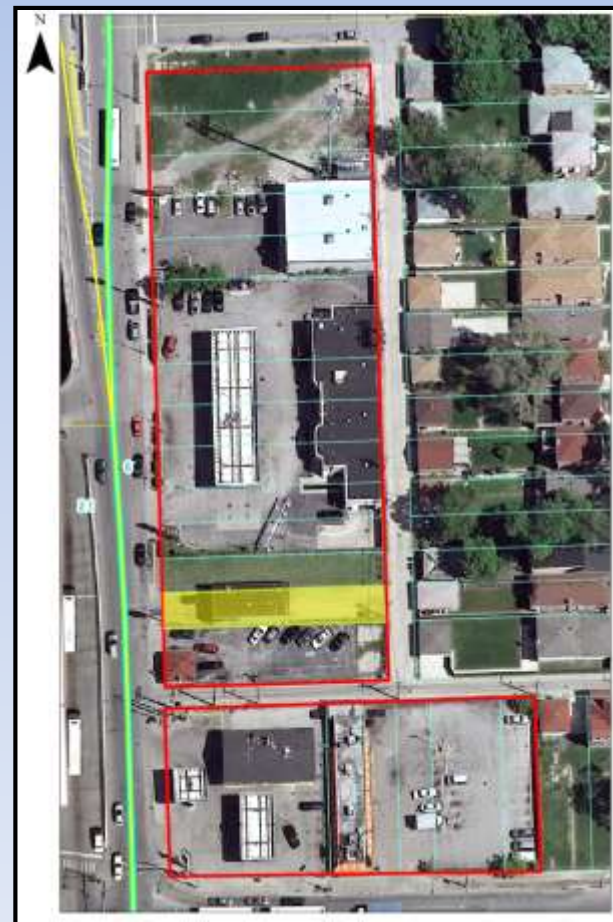


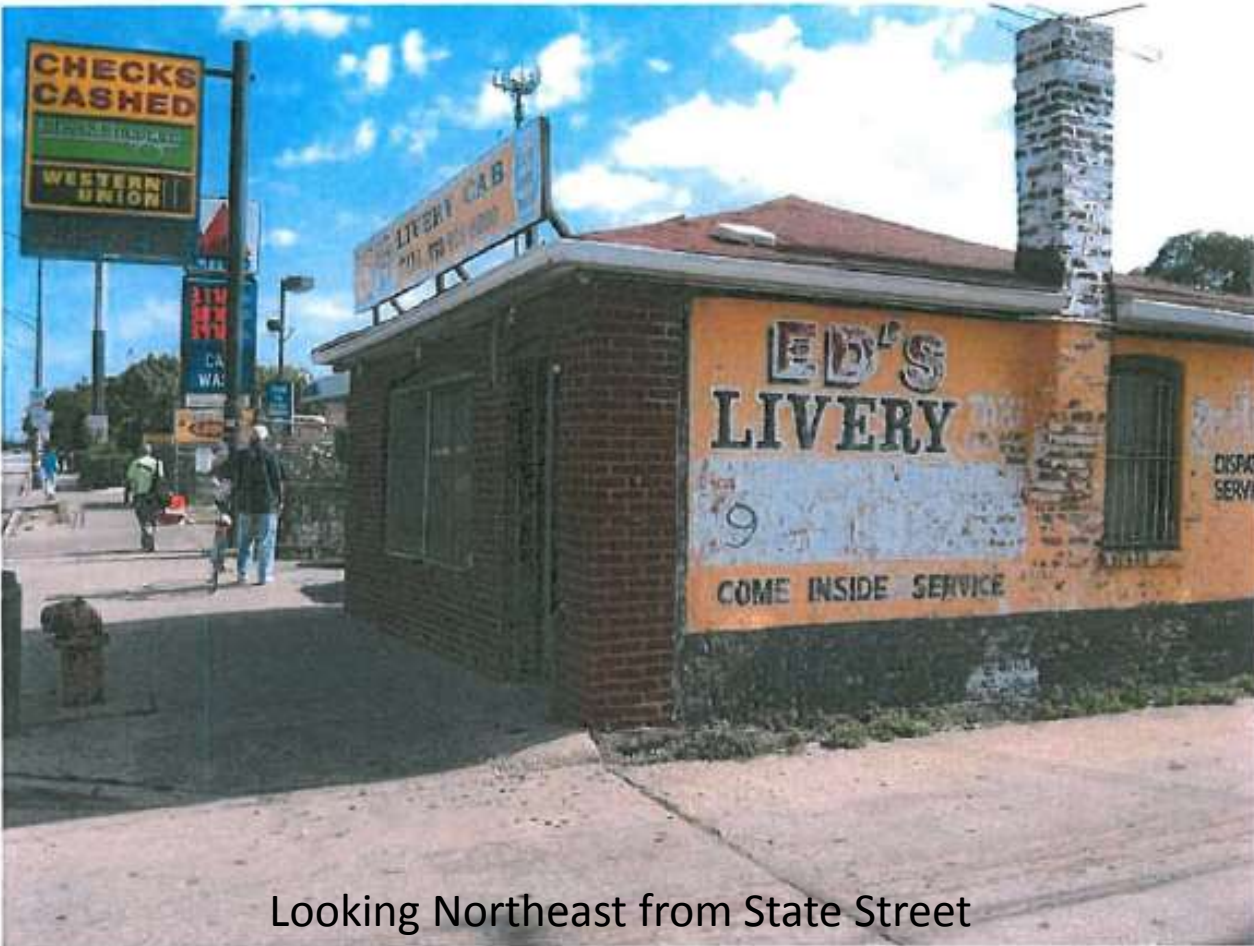
Looking East from State Street

PARCEL 5

9439 S. State Street

PIN: 25-03-321-013





Looking Northeast from State Street

PARCEL 6

9443 S. State Street

PIN: 25-03-321-014





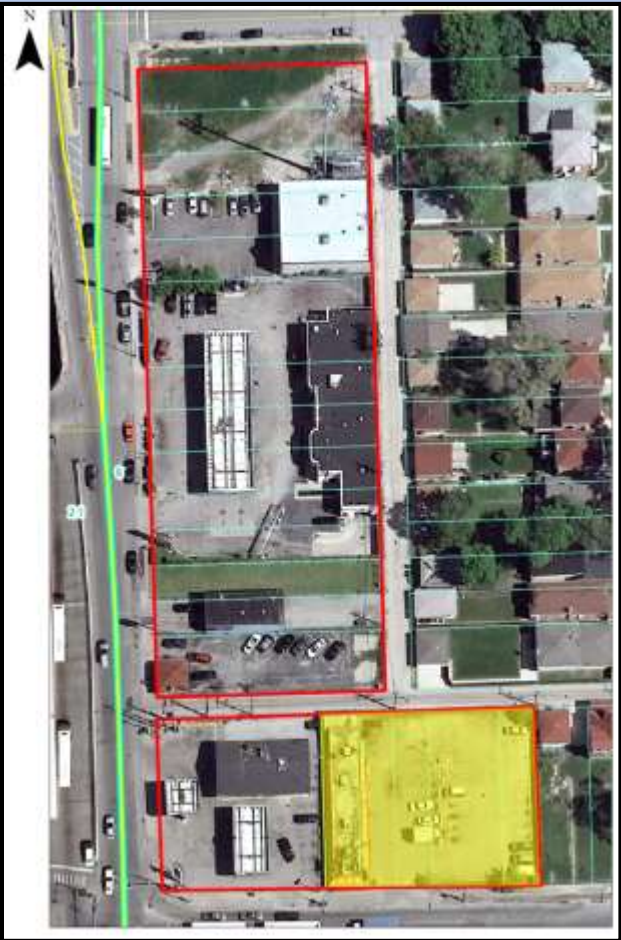
Looking Northwest from 95th Street

PARCEL 7

12-24 E. 95th Street

PINs: 25-03-321-034, 25-03-321-035, 25-03-321-036

25-03-321-037, 25-03-321-038



PARCEL 8

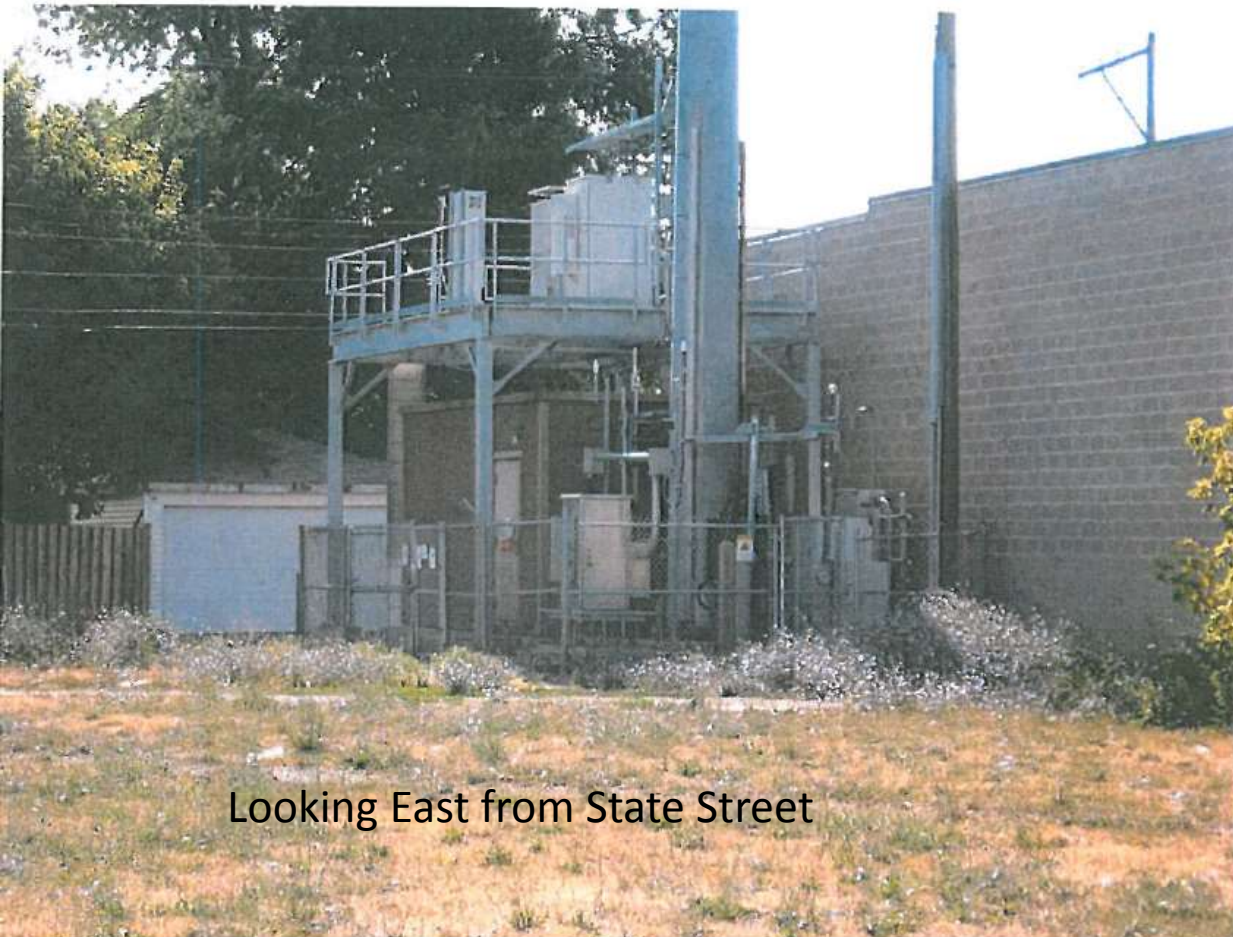
2 E. 95th Street

PIN: 25-03-321-041



Looking Northwest from 95th Street





Looking East from State Street

Parcel 9

9409 S. State Street

PIN: 25-03-321-043

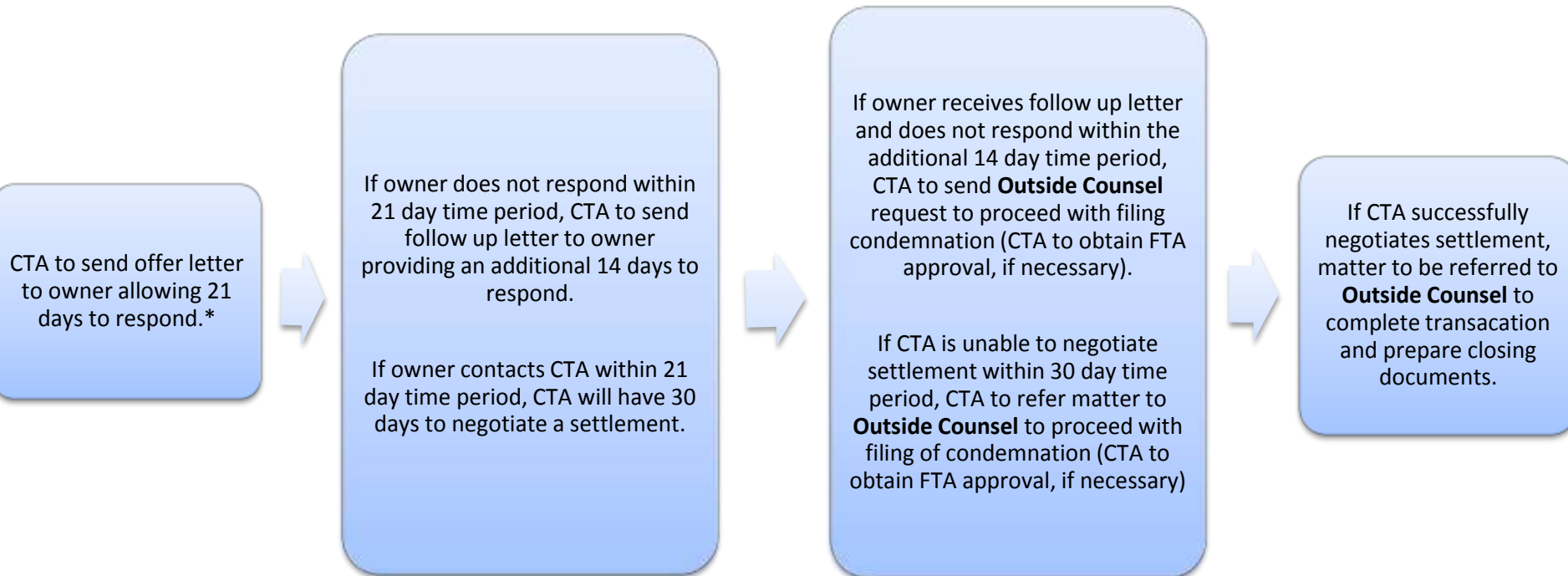


ACQUISITION BUDGET

Parcel No./ Address P.I.N. No.	CTA Appraisal and Offer	Owner Appraisal	Relocation			Final Acquisition Price
			Estimate- Low	Estimate- High	Actual Paid	
Parcel 1 9401 - 9407 S. State Street 25-03-321-001, 002 and 042	\$80,000.00	\$160,000	N/A vacant land	N/A	N/A	\$132,290.00
Parcel 2 9411 - 9413 S. State Street 25-03-321-004 and 005	\$475,000.00	\$680,000	N/A	N/A	N/A	\$500,000.00
Parcel 2 (Tenant Leasehold) 9411 - 9413 S. State Street 25-03-321-004 and 005	\$235,534.00	\$235,534.00	\$103,500.00	\$125,000.00		
Parcel 3 9417 - 9433 S. State Street 25-03-321-006 through 011	\$640,000.00		\$275,000.00	\$315,000.00		
Parcel 4 9435 S. State Street 25-03-321-012-0000	\$24,000.00	\$120,000	N/A vacant land	N/A	N/A	
Parcel 5 9439 S. State 25-03-321-013-0000	\$110,000.00	\$450,000	\$95,000.00	\$115,000.00		
Parcel 6 9443 S. State Street 25-03-321-014-0000	\$60,000.00	N/A	\$32,000.00	\$45,000.00	\$15,127.11	\$68,000.00
Parcel 7 12 - 24 E. 95th Street 25-03-321-034 through 038	\$370,000.00	\$750,000	\$175,000.00	\$200,000.00		
Parcel 8 2 E. 95th Street 25-03-321-041-0000	\$630,000.00		\$110,000.00	\$125,000.00		
Parcel 9 9409 S. State Street 25-02-321-043-0000	\$202,500.00		N/A (CTA does not intend to relocate cell tower)	N/A	N/A	
TOTAL	\$2,827,034.00	\$2,395,534	\$790,500.00	\$925,000.00	\$15,127.11	\$700,290.00



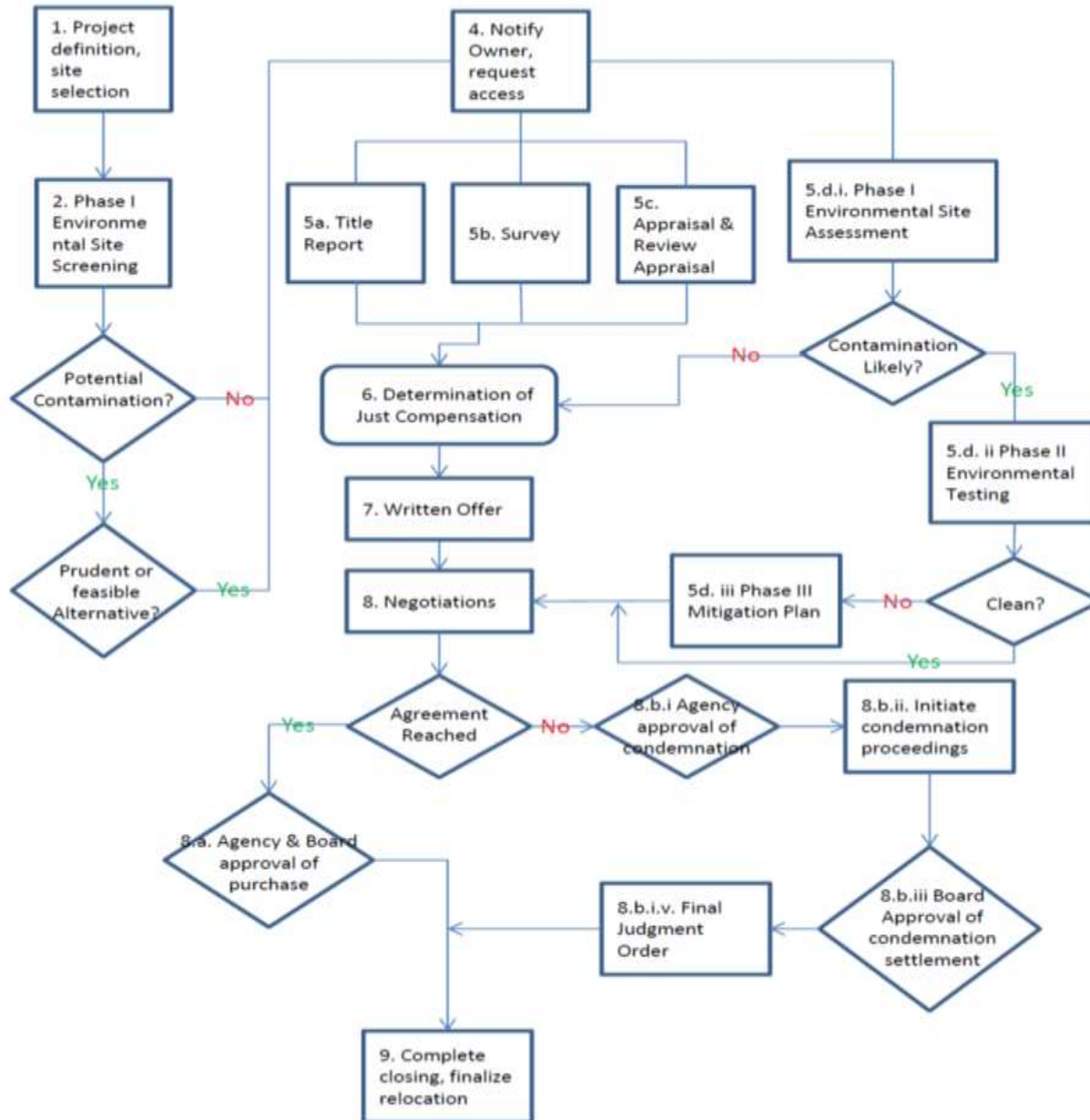
EMINENT DOMAIN AND OUTSIDE COUNSEL



*Note – offer letter, follow up letter and purchase agreement to be drafted by **Outside Counsel** for final approval by the CTA.



ACQUISITION FLOW CHART



REAL ESTATE ACQUISITION MANAGEMENT PLAN (RAMP)

- Project Description
- Purpose of the Project
- Organizational Structure / Key Staff
- Parcels to be Acquired
- Acquisition Schedule
- Relocation
- Real Estate Cost Estimates
- Progress Reporting
- Real Estate Acquisition Process
- Property Management
- Document Control



QUESTIONS

